

# PROJECT APPLICATION FORM – 2011

RECEIVED

**Applicant:** Town of Acton Historic District Commission and Historical Commission

**Submission Date:** 11/15/10

NOV 15 2010

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

**Michaela Moran, Vice-Chair Historic District  
Commission**

**617 968 6220- cell**

**hdc@acton-ma.gov**

**Michaela.moran@earthlink.net**

☐ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

Town of Acton  
Planning Department

**Town Committee (if applicable):** Historic District Commission and Historical Commission

**Project Name:** Asa Parlin House

**Project Location/Address:** 17 Woodbury Lane

**Amount Requested:** \$388,787

**Project Summary:** In the space below, provide a brief summary of the project.

The goal of the HDC and HC in bringing you this proposal for the orphaned home at 17 Woodbury Lane is to preserve the building while providing the community with a much needed meeting space with direct exterior access. The renovation and rehabilitation of this house will enhance and beautify the complex of municipal buildings while protecting the neighbors and their property values from the threat of parking lot creep. A facility such as the one proposed will provide the opportunity for such events as the Friends of the Library book sale, the Garden Club annual plant sale, other activities.

**Total Project Costs:**

Construction:	\$326,170
10% Contingency	\$32,617
Site Work	\$10,000
Designer Fee	\$20,000

Total \$388,787

The HDC and HC believe this project is paramount to saving this imminently threatened building. We advocate that the whole project be funded at this time. However if the CPC feels that the whole project should not be funded at this time phasing of the project is possible, but may result in duplication of expenditures in stabilization and construction.

Phase 1 Demolition, Stabilization, mothballing, and Design  
Approximate cost of \$80,000- \$100,000

Phase 2 Renovation of the shell and structure, Interior Renovation, Rear service wing construction  
Approximate cost of \$290,000 – 310,000

**Estimated Date for Commencement of Project:** Summer 2011

**Estimated Date for Completion of Project:** Summer 2012 \*

\* if fully funded, Summer 2013 if approved and phased.



## **Narrative**

### **Preserving our Community's Character**

Saving, restoring and revitalizing the original portion of the Asa Parlin House is crucial to both saving and enhancing Acton's civic center and environs. These entities constitute the Town's most significant built and landscaped resource in the Town Center. Saving the original portion of the historic house and its associated garden and yard is necessary to prevent the physical impact of the Town Hall/Memorial Library parking lots from dominating the open spaces behind the buildings and to preserve the character of Woodbury Lane as it approaches the Town Common. The project will enhance the character of the open space at the rear of the Town Hall and Memorial Library, creating an active garden room for events. This will provide an activity space on Woodbury Lane behind the Town Hall which will compliment and balance the playground at the opposite side of the parking lots. The physical presence of the house will continue to form an essential part of Woodbury Lane's streetscape and offset the urban texture of Acton Center. The project will reuse the useful portion of the building and yard, promoting sustainable building and landscaping principles.

### **Community Impact and Needs**

The Asa Parlin House will provide a unique setting for governmental and other events in Acton's civic center, supplementing the facilities of the Town Hall and Memorial Library and providing an indoor/outdoor meeting and event space that the existing buildings do not possess. The house will be configured as a single large meeting room occupying its ground floor. The upper floor will be removed and the ceiling will be raised to open the space above. Associated sanitary, kitchenette and breezeway entry facilities will be in a small, historically correct wing constructed at its rear. Together with a generous hardscape terrace, the facility will be usable for a wide variety of the indoor/outdoor events. In addition to the building and garden, an area of the site to the north of the building will be developed as expanded parking to supplement that available in the existing town lots.

### **Historic Significance of the Project**

The Parlin Family is one of the founding families of Acton. Jonathon Parlin is the earliest descendant and is mentioned in the July 21, 1735 Town Meeting as being named Highway Surveyor. This was the first town meeting after the Incorporation as The Town of Acton. His sons Asa, Nathaniel and Samuel Parlin, served as members of the East Acton Militia and were among those who fought on April 19, 1775. Asa joined the Continental Army and in 1788 was Acton's Delegate to the Convention in Boston to ratify the Constitution.

It is believed that the house was built, as were many in Acton Center Historic District, citizens started moving to the Town Center in 1806. At this time, a Second Meetinghouse (church and town hall) was built and local families bought farms surrounding the Acton Common to be close to the civic and religious center of the town. When the current Town Hall was built in the mid-19<sup>th</sup> century, many Greek revival homes were built for artisans and professionals. It is likely the Asa Parlin House was built at that time probably replacing a smaller house that can still be seen in the old foundation sections in the basement.

The first Asa Parlin was born on Nov. 3, 1754. The first Asaph Parlin was born in 1837. These names continued to be used in the family into the 20<sup>th</sup> century. In the 1870 census, Asa Parlin was listed as the occupant and he is listed as a merchant in the 1883 directory. Asaph Parlin lived there in the early 1900's and he worked as the caretaker at the Woodlawn Cemetery.

## **Fiscal Impact**

The project to Restore and Revitalize the Asa Parlin House is configured for economy and efficiency of execution and maximization of utility. Demolishing all the various and sundry additions to the original building will minimize construction costs, funding only a straightforward project for restoration and construction of the smallest areas of utility to the community. It is anticipated that the landscape development of the yard and gardens will be able to economically leverage the labor of interested groups and clubs and economic interests of related businesses. As a function space, the facility may be able to generate modest rental income, or at a minimum provide a medium-sized meeting space that can be used for events that support the Memorial Library and other Town groups.

## **Urgency and Simplicity**

Since it was purchased by the town in 1996, the building has been sitting unused and minimally maintained in a state of slow deterioration. While the basic structure and enclosure are sound enough to be economically saved at this time, further neglect will result in deterioration requiring remedy that would likely prove uneconomical. The mature trees, shrubs and turf of the yard and garden have received a level of care that allows them to be attractively integrated in a garden surrounding a new activity terrace. The work to save the Asa Parlin House and productively and aesthetically integrate it into the complex comprised of the Town Hall and Memorial Library is something that needs to be initiated now. The goals and the process to achieve them have been reduced to their most essential and straightforward form, providing the greatest benefit with the least complexity of execution feasible.

## **Site Control**

Enclosed are:

1. Deed
2. Plot plan on record
3. Current use of parcel

## **Project Scope**

1. Plan sketches

## **Cost Estimate**

1. Cost estimate prepared by Carr Construction



## **Feasibility**

1. Certificate of Appropriateness from the Historic District Commission
2. Demolition permits
3. Building permit
4. Board of Health permit for connecting to library leach field or other solution to be determined.

## **Neighborhood Outreach**

This property is well-known to the neighbors as the eye-sore of the area. Anecdotal evidence suggests full support by all-abutters and non-abutters alike.

## **Maps**

1. Town GIS
2. Aerial of Acton Center
3. Assessor's map
4. Plot plan
5. Plan of septic system

## **Photographs**



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## QUITCLAIM DEED

We, ROLAND H. VAILLANCOURT, JR. and KATHERINE M. VAILLANCOURT of Acton, Middlesex County, Massachusetts, being married, for consideration paid in the amount of THREE HUNDRED THOUSAND and 00/100 DOLLARS (\$300,000.00) grant to the TOWN OF ACTON, a municipal corporation having an address at Town Hall, 472 Main Street, Acton, Massachusetts 01720, Middlesex County, Massachusetts, with quitclaim covenants

The land in Acton, with the buildings and improvements thereon, situated in that part of Acton known as Acton Center, and bounded and described as follows:

Beginning at a stone bound on the Easterly side of Woodbury Lane being 105 feet Southerly from land now or formerly of William E. Kingsley;  
Thence running Easterly by land now or formerly of the Town of Acton to a stone bound, 151.5 feet;  
Thence running Southeasterly by land now or formerly of the Town of Acton, 142.5 feet, more or less, to land now or formerly of John Downey;  
Thence running Southwesterly by land now or formerly of John Downey to a point on the Easterly side of Woodbury Lane, 141 feet;  
Thence running Northwesterly by said Woodbury Lane, 186 feet to the point of beginning.

Containing 54/100 of an acre as shown on a plan entitled "Land in Acton, to be conveyed to the Town of Acton by the Acton Ag'l Holding Co.", dated October 15, 1944, made by Horace Tuttle, Surveyor, recorded with the Middlesex South District Registry of Deeds, Book 6830, Page 13, and being the same premises conveyed to the Grantors herein by Judith C. Knowles by deed dated December 1, 1971 and recorded in said Deeds in Book 12120, Page 639:

No Massachusetts Deed Excise Stamps have been affixed hereto as, pursuant to M.G.L. c.64D, §1, none are required when a town of the Commonwealth is a party to the deed.

We hereby release all rights established by a Declaration of Homestead dated November 2, 1995 and recorded with the Middlesex South Registry of Deeds, Book 25797, Page 10.

Executed under seal this <sup>5th</sup> day of August, 1996.

  
ROLAND H. VAILLANCOURT, JR.

  
KATHERINE M. VAILLANCOURT

MSD 08/06/96 12:36:09 380 25.02  
17 woodbury lane, Acton

The Commonwealth of Massachusetts

Middlesex County, ss.

August<sup>5</sup>, 1996

Then personally appeared the above named ROLAND H. VAILLANCOURT, JR. and KATHERINE M. VAILLANCOURT and acknowledged the foregoing instrument to be their free act and deed before me,

Mary S. Tracy  
Notary Public

My Commission expires: May 15, 1998

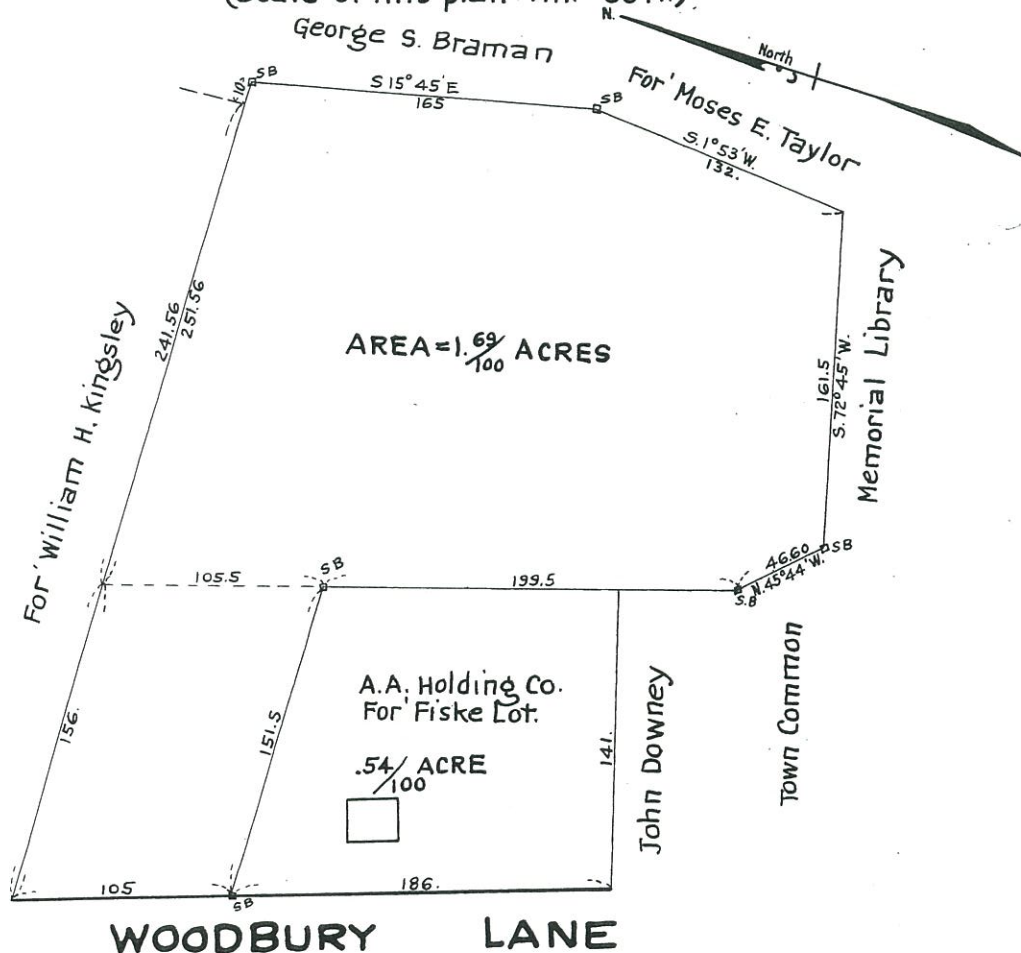
MARY S. TRACY, Notary Public  
My Commission Expires  
May 15, 1998

AFTER RECORDING, PLEASE RETURN TO:

Mary S. Tracy, Esq.  
Palmer & Dodge  
One Beacon Street  
Boston, MA 02108



Land in  
**ACTON**  
to be conveyed to the  
**Town of Acton**  
by the  
**Acton Agl. Holding Co.**  
Scale 40 feet = 1 inch    Oct. 15, 1944  
Plan by  
Horace F. Tuttle Surveyor  
(Original on file.)  
(Scale of this plan: 1 in. = 60 ft.)  
George S. Braman

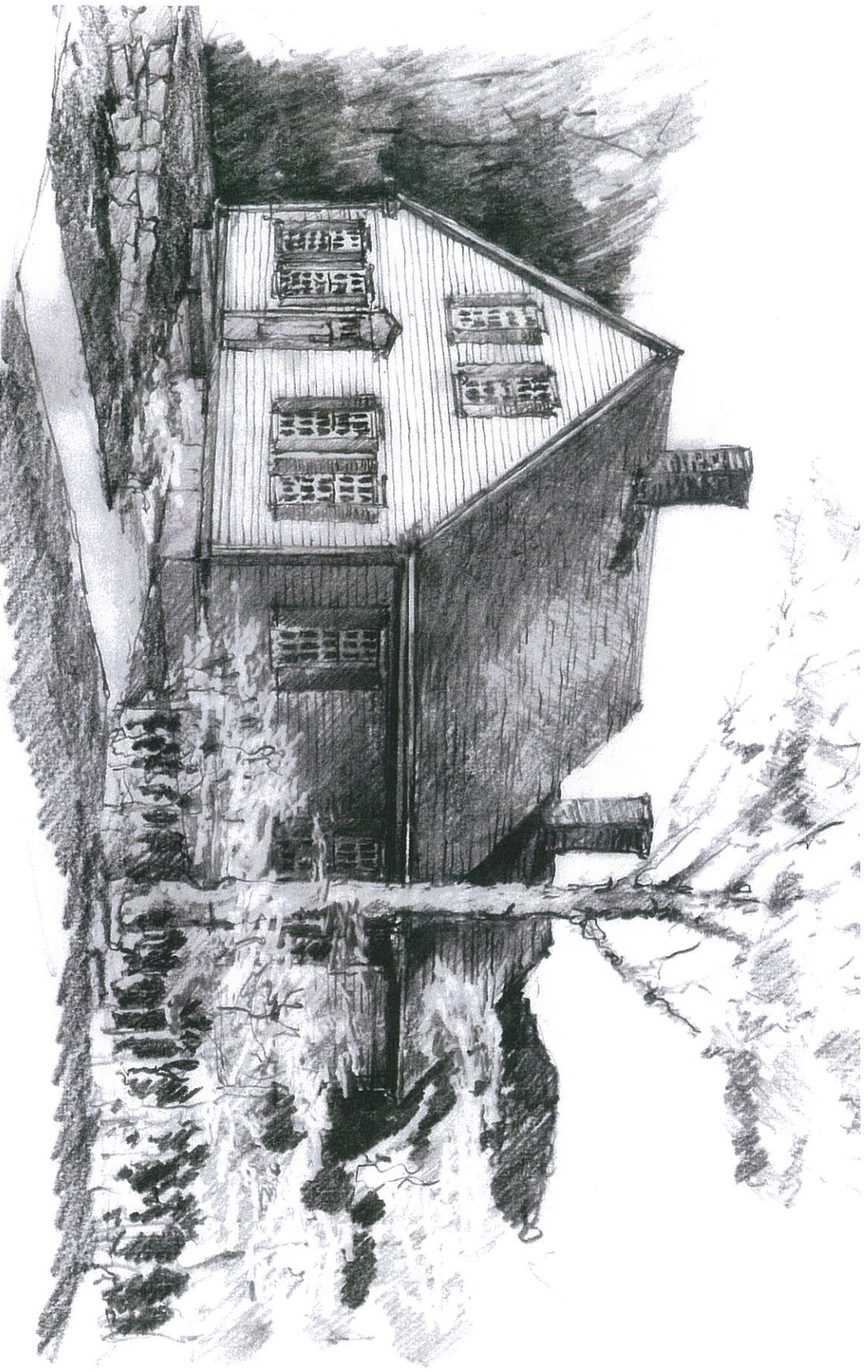


Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.

Plan Number 22 of 19 45  
Rec'd. Jan 16, 1945 at 1.45 P.M.  
with Deed  
Acton Agricultural Holding Co.  
Town of Acton  
Recorded, Book 6830 Page 13

Attest Thomas Beighton Register.

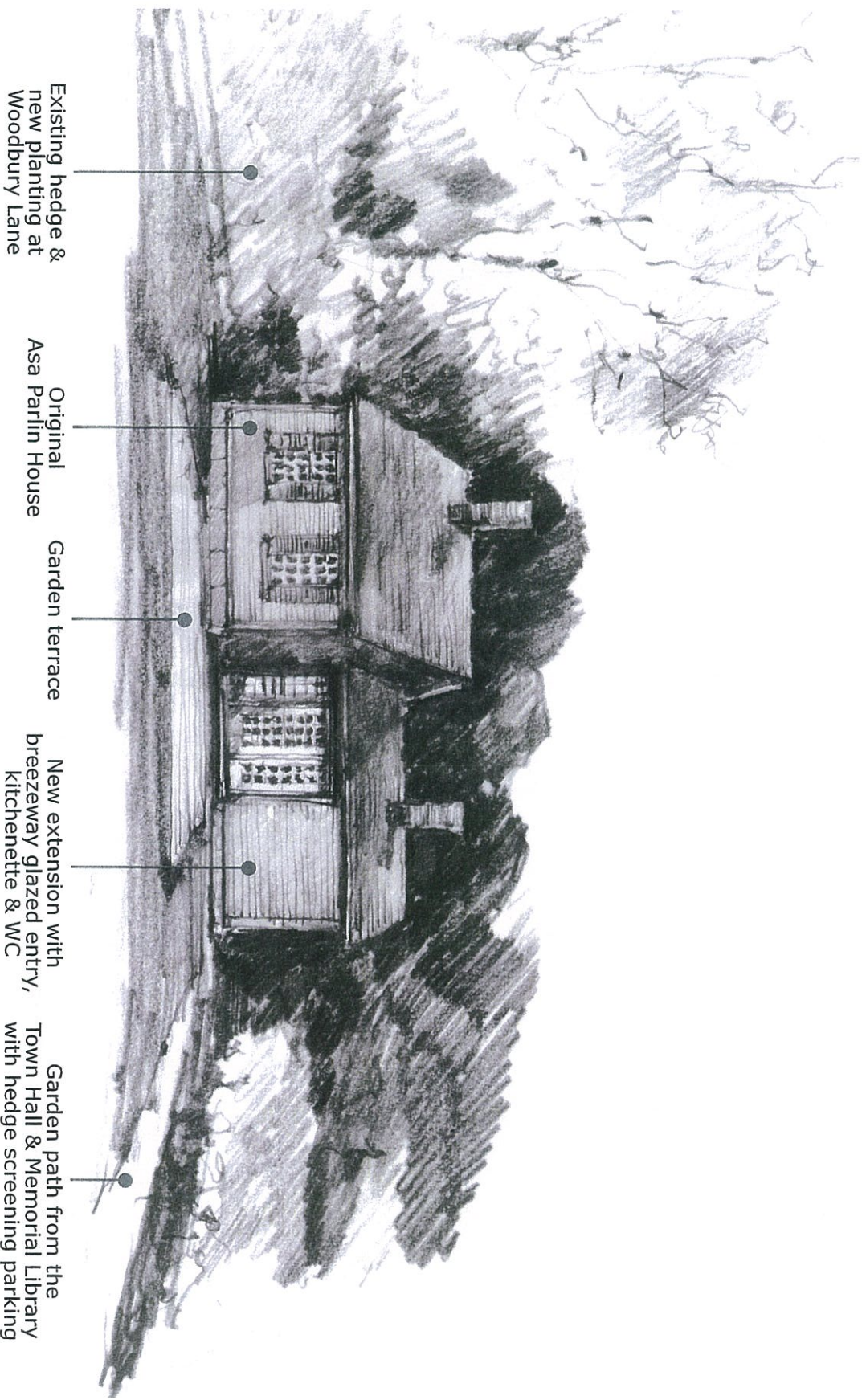
22-6145



Asa Parlin House

View from Woodbury Lane





Existing hedge &  
new planting at  
Woodbury Lane

Original  
Asa Parlin House

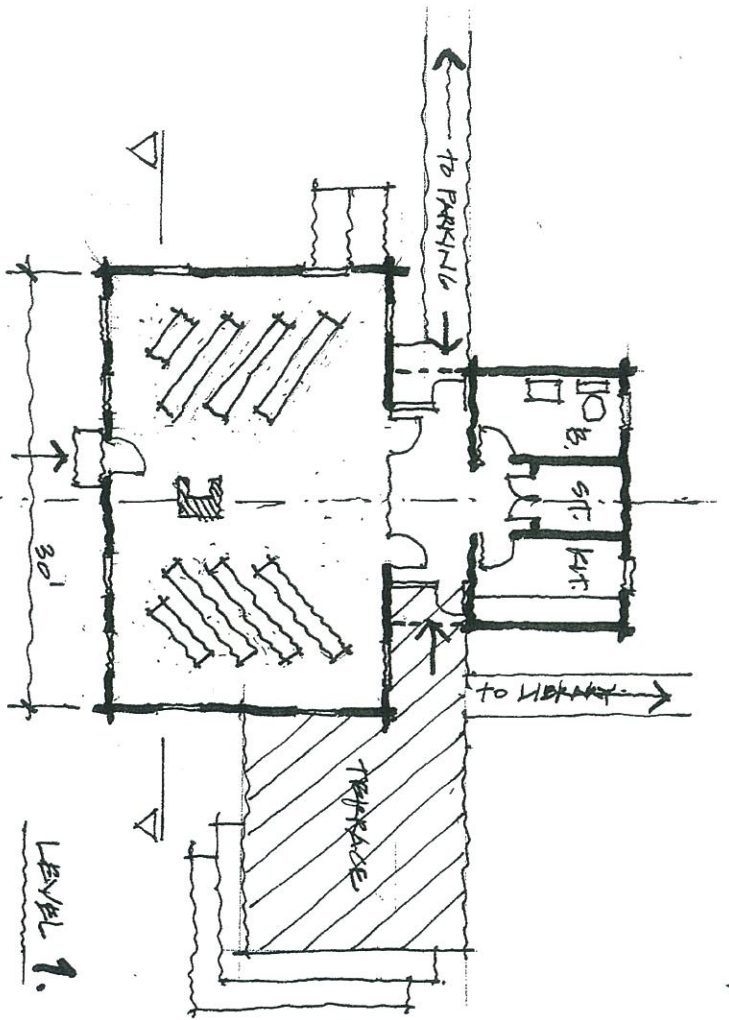
Garden terrace

New extension with  
breezeway glazed entry,  
kitchenette & WC

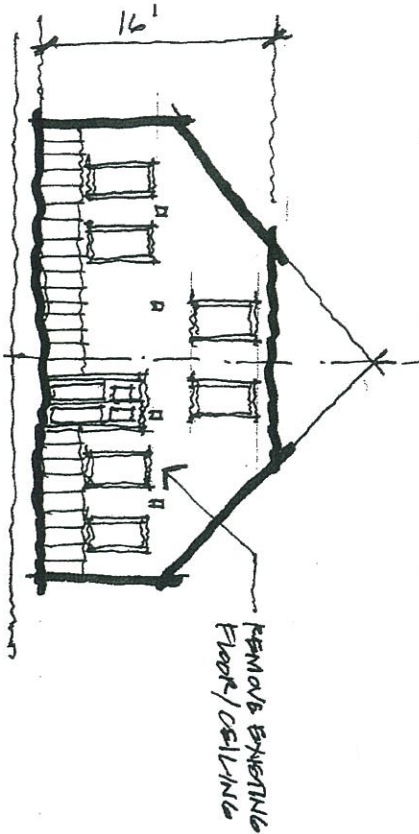
Garden path from the  
Town Hall & Memorial Library  
with hedge screening parking

Asa Parlin House

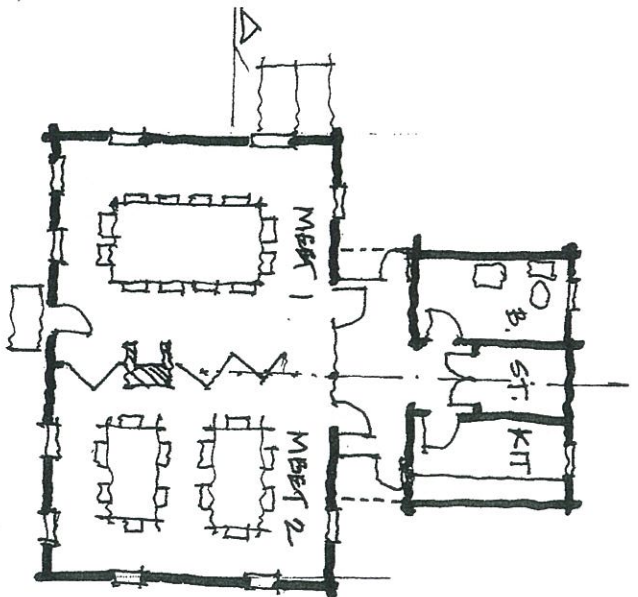
View from the Southeast



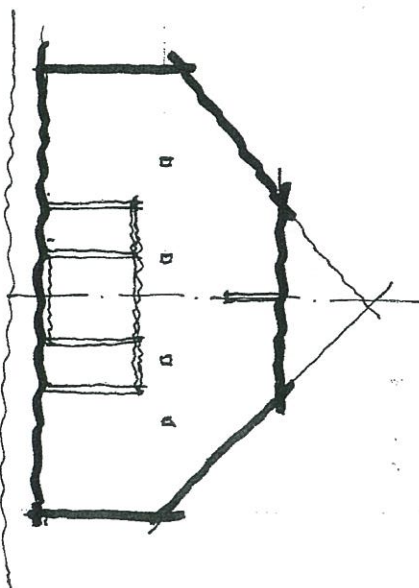
LEVEL 1.



A.

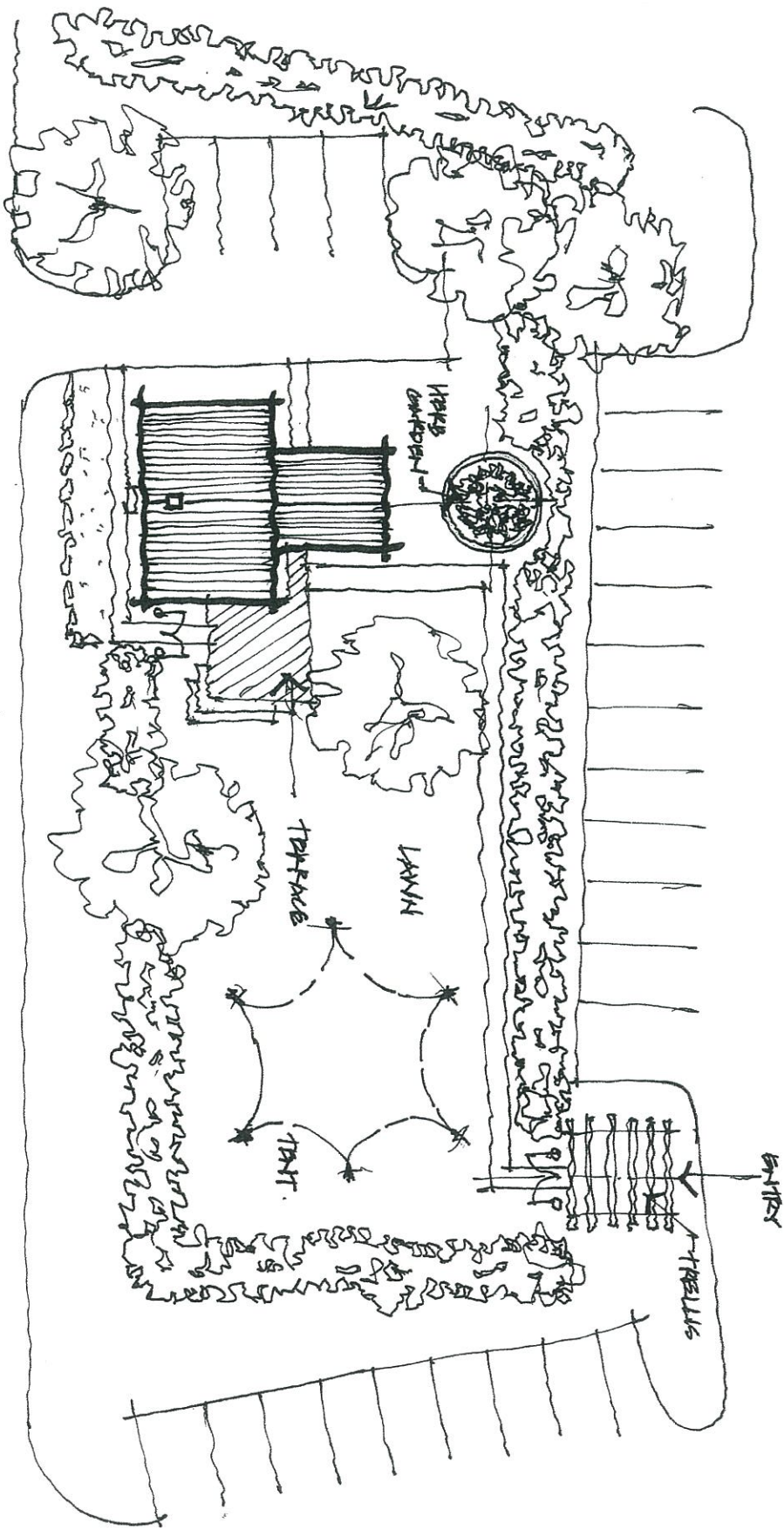


LEVEL 1



B.





WOODBURY LANE

SITE/LOT PLAN

## ESTIMATE FOR CONSTRUCTION

17 WOODBURY LANE  
ACTON, MA  
SEPT 30, 2010

Richard Carr Construction  
161 Park Road  
So. Chelmsford, Ma 01824  
Tel: 978-256-8029

### CONSTRUCTION COST SUMMARY:

ITEM OF CONSTRUCTION	TOTAL
GENERAL REQUIREMENTS <i>Temp facilities &amp; equip, site protection, clean up &amp; trash removal, punch list</i>	6230
DEMOLITION & SITE WORK	44200
CONCRETE & MASONRY	13879
FRAMING & FINISH CARPENTRY, WINDOWS & DOORS	127617
THERMAL & MOISTURE PROTECTION <i>Insulation, roofing, siding &amp; exterior trim</i>	43738
FINISHES <i>Plastering, flooring, painting, tile</i>	42934
PLUMBING	7532
HEATING	9156
HVAC <i>Air conditioning, dehumidification, exhaust vents &amp; ducts</i>	15932
ELECTRIC, FIXTURES & NEW 200 AMP SERVICE	14952
<b>TOTAL CONSTRUCTION</b>	<b>326170</b>

### ALLOWANCES INCLUDED IN THE BASE BID:

1 ASBESTOS REMOVAL	10000
2 REPAIR EXISTING WINDOWS	9000
3 NEW WINDOW & DOOR ALLOWANCE	6400
4 HARDWARE ALLOWANCE	400
5 ELECTRIC & FIXTURES	7500
6 NEW 200 AMP O.H. SERVICE	2500
7 PLUMBING FIXTURES	500
8 TILE (MAT)	325
9 BATH VANITY & TOP	500

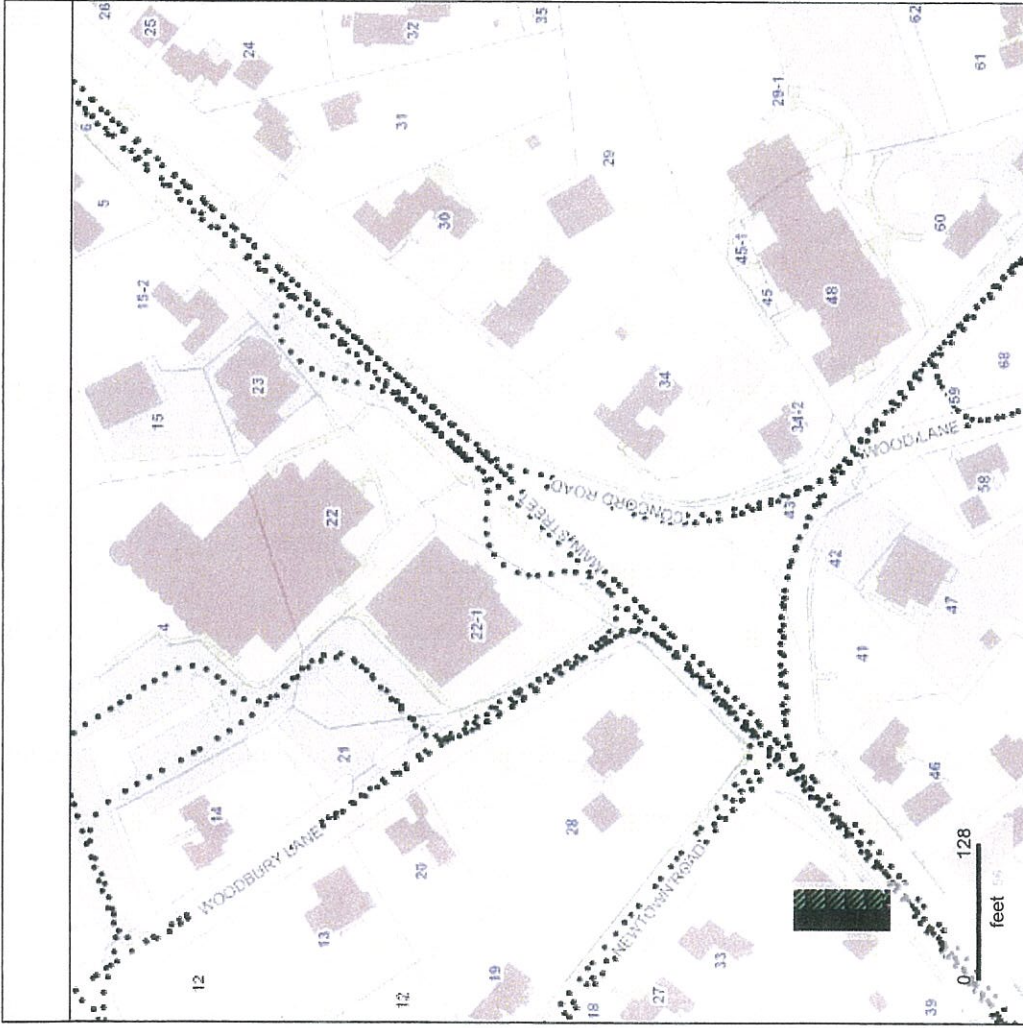
### CLARIFICATIONS/ASSUMPTIONS:

- 1 WALKS, DRIVES, GRANITE STAIRS, SOIL PIPE & SEWER, FINISH GRADE, LOAM & SEED BY TOWN
- 2 AIR CONDITIONING IS BASE SERIES CARRIER 1.5 TON ONE ZONE 13 SEER CONDENSER. DEHUMIDIFIER- ULTRA AIR 65

### EXCLUSIONS:

- 1 REMOVAL OF LEDGE, BOULDERS OVER 1/2 C.Y, HAZARDOUS MATERIAL, UNSUITABLE SOILS
- 2 DEALING WITH ANY EXISTING, BURIED OR UNFORESEEN STRUCTURAL, MECHANICAL OR NON-CODE COMPLIANT CONDITIONS. PINNING FTGS TO LEDGE. SITE DE-WATERING.
- 3 DAMAGE, REPAIR OR RELOCATION OF UNKNOWN EXISTING UTILITIES, PIPING, DRYWELLS, ETC.
- 4 TREE CUTTING, PLANT RELOCATION, BRINGING IN EXTRA FILL. LANDSCAPING, FINISH GRADE, LOAM & SEED, WALKS & DRIVES. SEWER PIPING & CONNECTIONS. ASPHALT PAVING.
- 5 APPLIANCES, CABINETS, BUILT-INS & HARDWARE. SECURITY ALARM. BUILDING PERMIT
- 6 SOIL PIPE & SEWER PIPING, PLUMBING FIXTURES. BOILER & HOT WATER TANK.
- 7 SLABS & FOUNDATION WORK



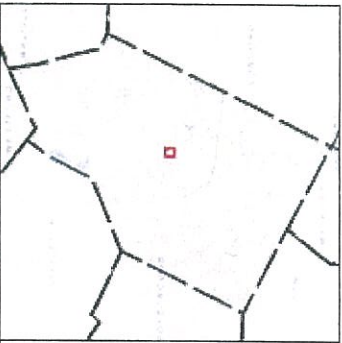


Property Information  
Property ID  
Location



# MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

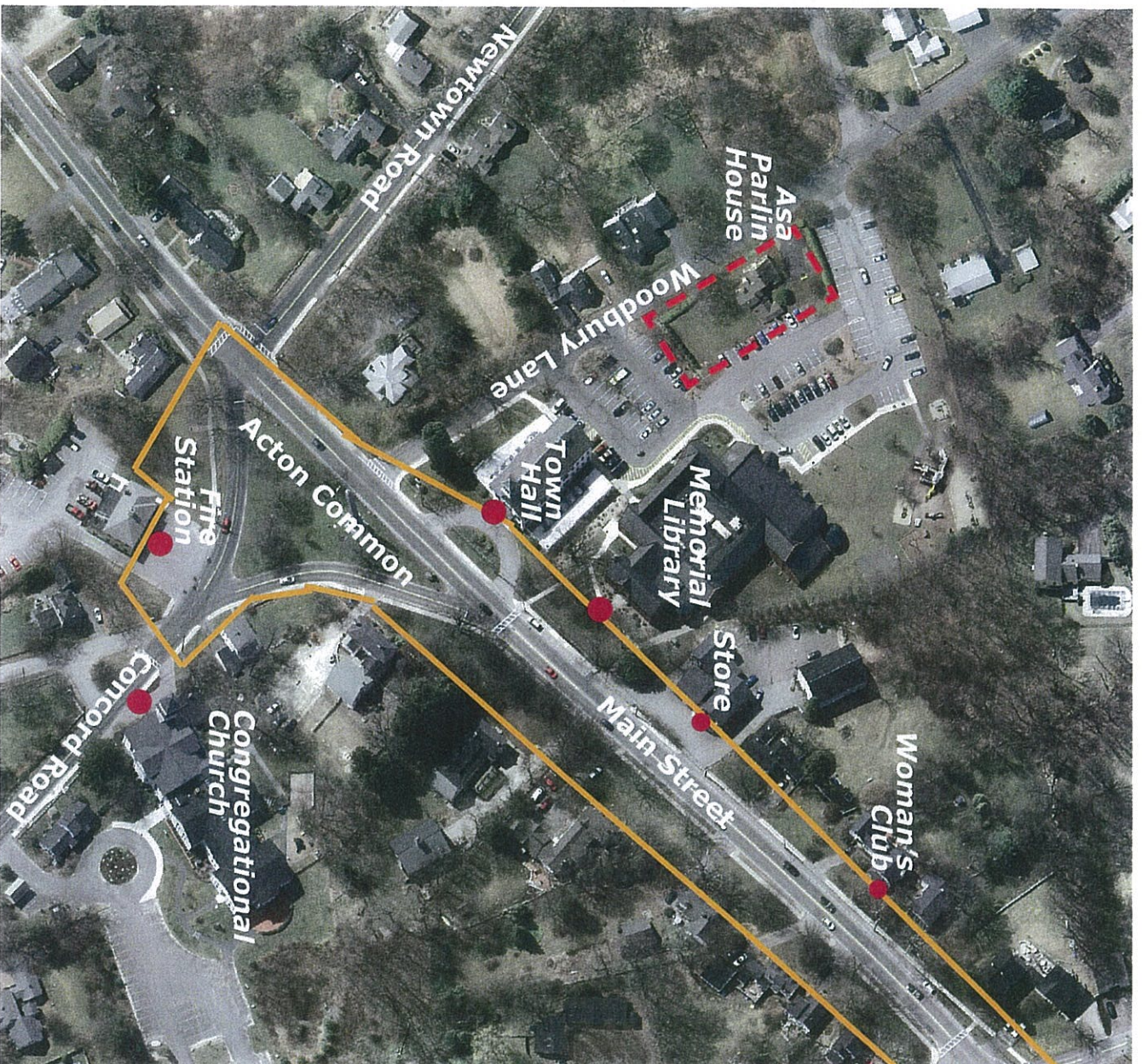
This data set/map is for planning purposes only and should not be used for legal purposes. The data and images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.





# Aerial View of Acton Common Town Hall Memorial Library

- In the New England tradition, the Common provided Acton's civic space of *public appearance*.
- Main entries for governmental, social and religious are located on the Common.
- Houses are located both on the Common and in the surrounding neighborhood.



- Town Common
  - - - Asa Parlin House
  - Historic public entries
- N





## Acton Center Site Analysis 1: Car Parking & Public Entry

- Additions to the Town Hall and Memorial Library are designed without any consideration of creating exterior civic spaces.
- Parking facilities are located in back with the main public entries relocated directly on the lots without any mediating or significant outdoor spaces.
- Entries to the Town Hall and Library are completely disassociated and unrelated to one another.
- Monumental public entries on the Common are effectively abandoned.
- The Common as a *space of public appearance* is lost, the car lot is Acton's new civic plaza.

— Town Common

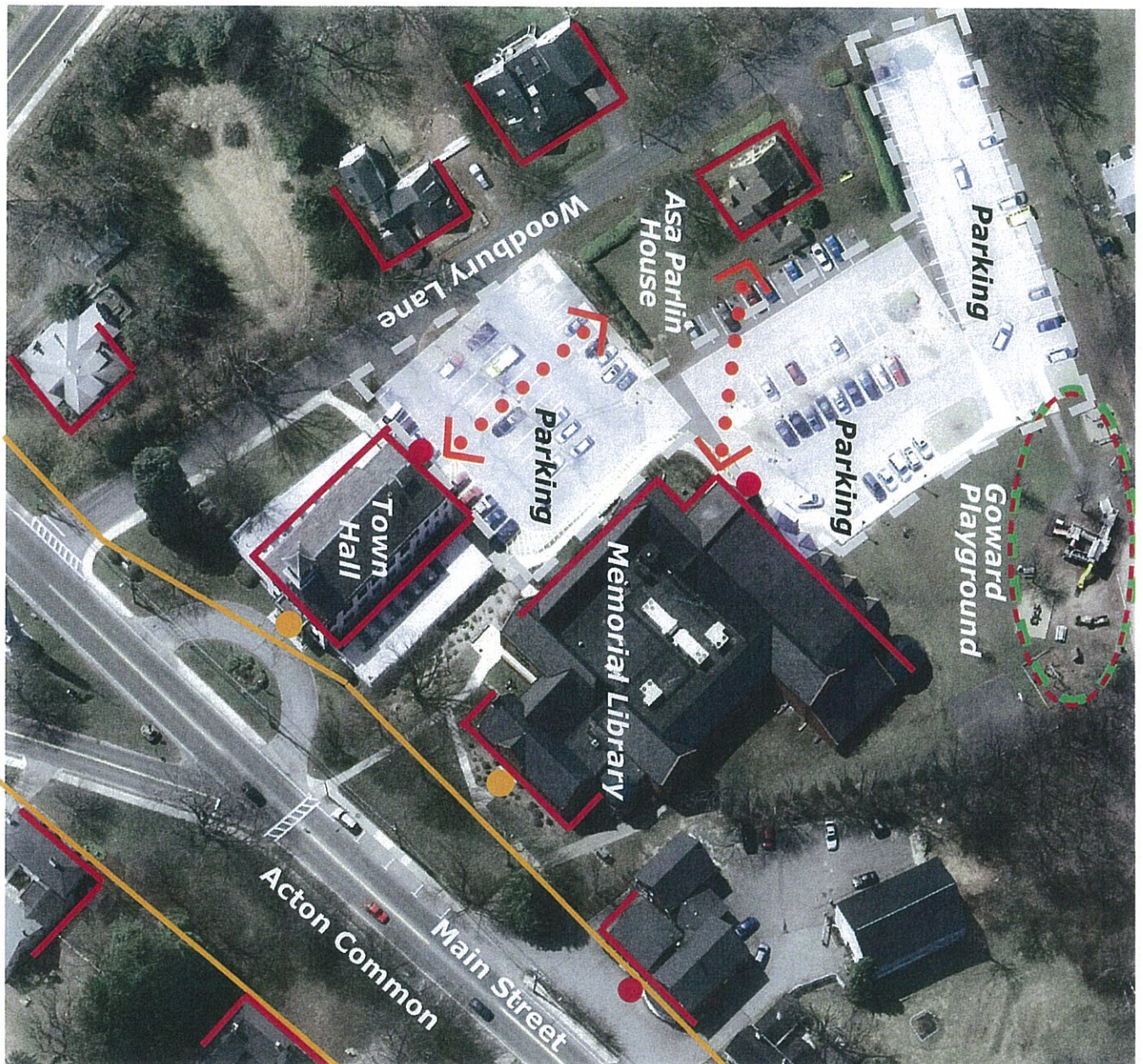
- - - Asa Parlin House

● Inactive public entries

● Active public entries







## Acton Center Site Analysis 2: Building Facades & Public Presence

- The Common, the street and parking lots are Acton Center's *space of public appearance*.
- Building elevations facing these spaces are facades *presenting* the building to the public, as well as walls defining the space.
- Main public entries are located at the rear directly on the lots.
- The Asa Parlin House site is the only non-parking public space facing the rear facades of the Library & Town Hall.
- As the only entity screening and fragmenting the town's parking lot, the Asa Parlin House is crucial to the formal definition of Woodbury Lane as a traditional street in Acton Center.

— Town Common

— Facades with *presence* defining public spaces

● Inactive public entries

● Active public entries

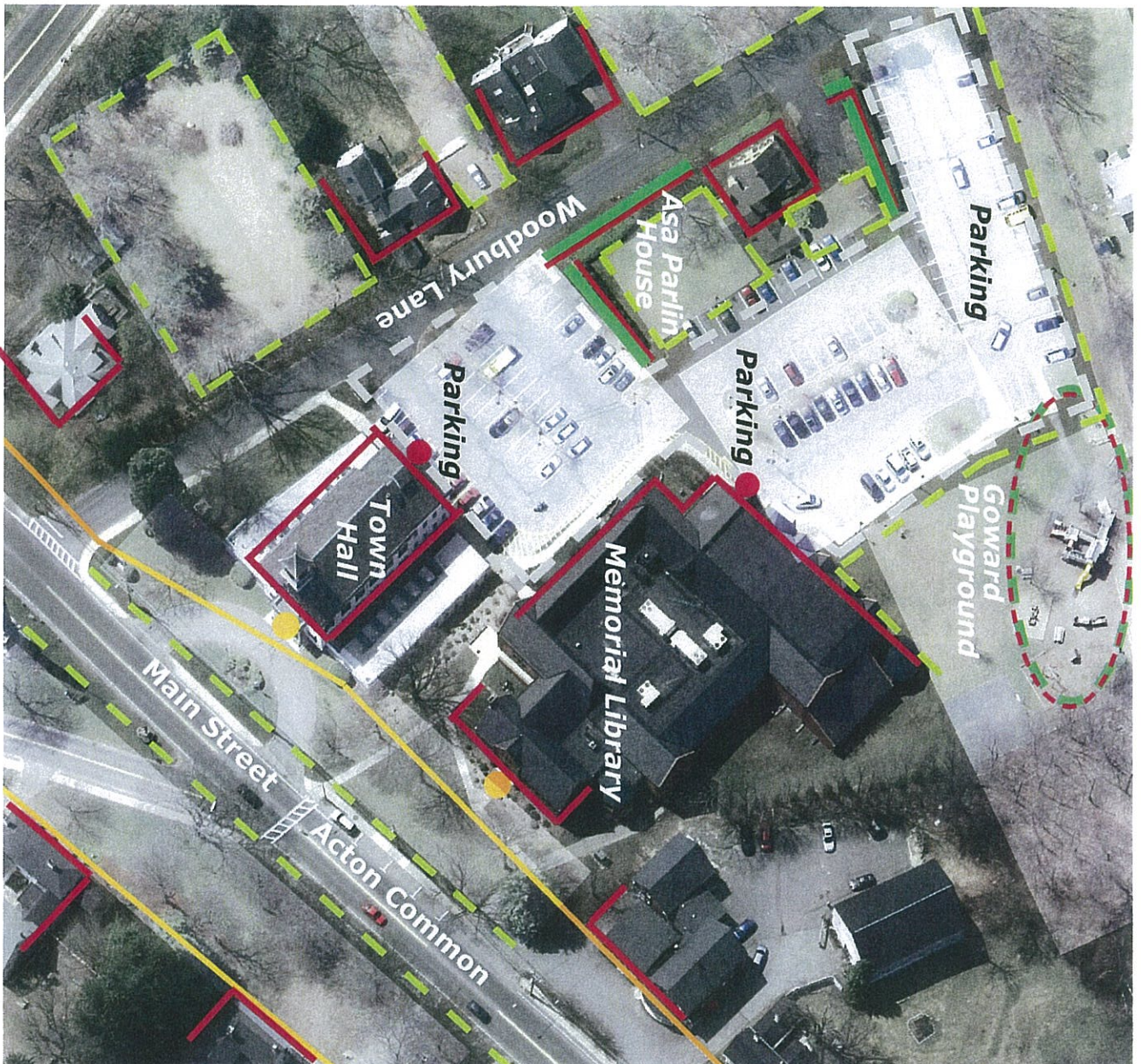




## Acton Center Site Analysis 3: Landscape Spaces

- Significant landscape spaces are important to the Town Center's character.
- They are pleasurable aesthetic entities and provide outdoor spaces for public gathering.
- If properly designed, they can screen undesirable vistas.
- Small areas of planting in the residual pockets of parking lots do not constitute meaningful landscape areas.
- Because of its isolation surrounded by parking, the Asa Parlin House's landscape is also crucial to both the physical definition of Woodbury Lane as a street and the breakup of the extensive parking areas.

- Significant landscape areas & boundaries
- Town Common
- Facades with *presence* defining public spaces
- Inactive public entries
- Active public entries





# Acton Center Site Analysis 5: Asa Parlin House as a Useful Facility

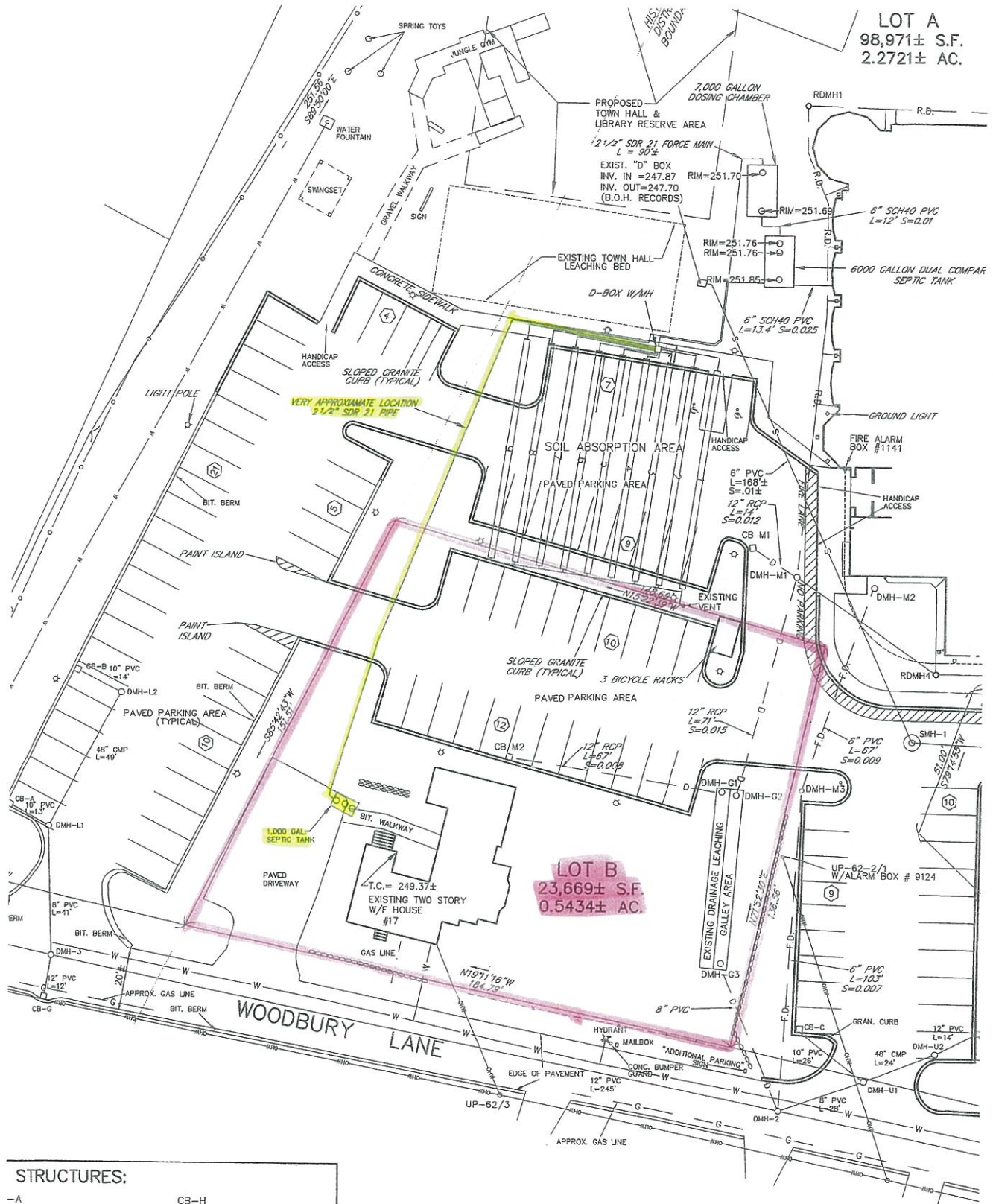
- The original portion of the house can be saved and remodeled to create a useful facility that enhances the Town Center's character.
- The facility will be convenient to the Library and Town Hall.
- The multi-use pavilion will have a single spacious function room with associated support facilities and parking.
- The Asa Parlin House will provide the Town Center's only interior space with direct access to public exterior spaces.
- The terrace and garden will create a large *garden room* for both formal and informal gatherings.



- Significant landscape areas & boundaries
- Garden Terrace
- Facades with *presence* defining public spaces
- Active public entries



LOT A  
98,971± S.F.  
2.2721± AC.



#### STRUCTURES:

-A I=242.69 PVC INV. OUT=239.66	CB-H RIM=241.18 12" CMP INV. OUT=237.57
-B I=244.36 PVC INV. OUT=241.54	CB-I RIM=241.11 12" CMP INV. OUT=237.54 6" PVC INV. OUT=249.60
-C I=251.99 PVC INV. OUT=247.49	CB-J RIM=241.09 12" CMP INV. OUT=239.31
-D I=254.25 PVC INV. OUT=250.64	
-E I=256.14 PVC INV. IN=253.66 PVC INV. IN=252.91 CMP INV. OUT=252.61	<u>TOWN HALL SEWAGE:</u> ST-1 RIM=255.97 6" PVC INV.=252.67  ST-2 RIM=255.91 6" PVC INV.=252.57  SMH-1 RIM=255.04
-F I=255.92 CMP INV. OUT=252.74	
-G	

#### NEW DRAINAGE STRUCTURES:

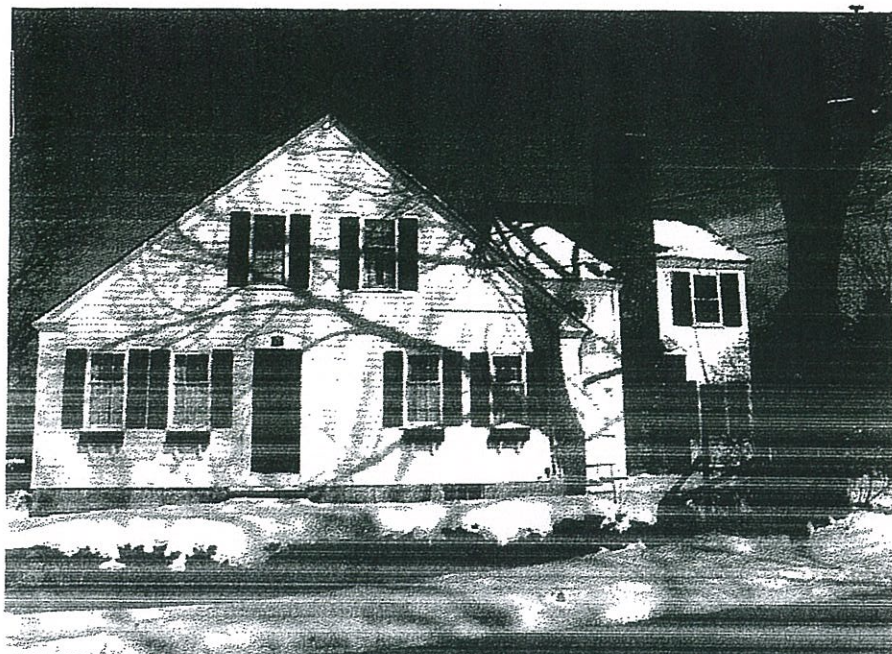
CB M1 RIM=252.73 12" INV. OUT =249.57	DMH-M2 RIM=253.61 6" INV. IN (F.D.)= 250.1 6" INV. IN (F.D.)= 248.6 6" INV. OUT (F.D.)= 248.1	DMH-G1 RIM=253.1 12" INV. IN (CB M2)= 247.7
CB M2 RIM=250.91 12" INV. OUT =248.28	DMH-M3 RIM=254.23 6" INV. IN (F.D.)= 247.5 6" INV. OUT (F.D.)= 247.4	DMH-G2 RIM=253.15 12" INV. IN (DMH M1)= 248.2
DMH-M1 RIM=253.09 12" INV. IN (R.D.)= 249.34 8" INV. IN (R.D.)= 249.6 12" INV. IN (CB M1)= 249.40 12" INV. OUT=249.34	DMH-2 RIM=250.86 12" PVC INV. IN=246.28 8" PVC INV. IN=244.03 12" PVC INV. OUT=244.01 6" INV. IN (F.D.)=246.66 8" PVC INV. IN (DMH-G3)=246.68	DMH-G3 RIM=UNABLE TO OBTAIN



FORM B - BUILDING

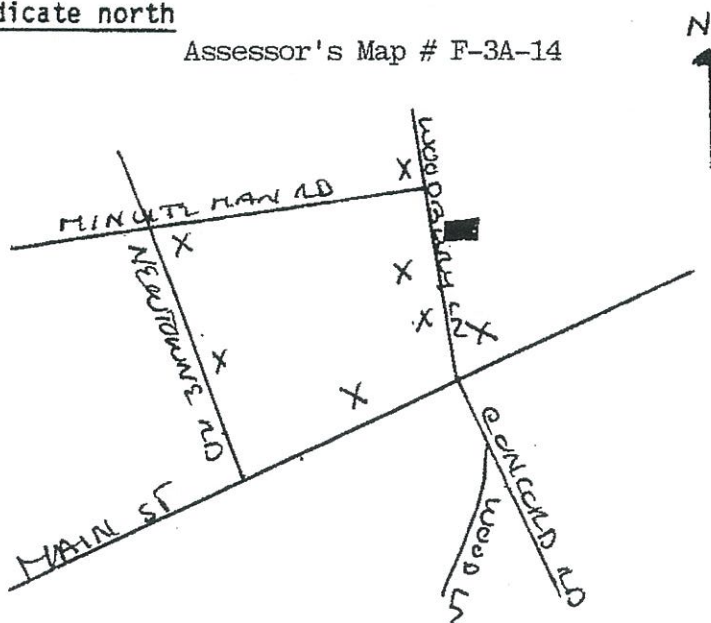
MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA B FORM NO. 120



Assessor's map or map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

Assessor's Map # F-3A-14



UTM REFERENCE \_\_\_\_\_  
USGS QUADRANGLE \_\_\_\_\_  
SCALE \_\_\_\_\_

Town ACTON  
Address 17 Woodbury Lane  
Historic Name Asa Parlin (1870s)  
Present single family residential  
Original residential  
Description ca. 1860  
Source map research / NR nomination  
Style Greek Revival  
Architect unknown

Exterior Wall Fabric wood clapboard  
Outbuildings none

Major Alterations (with dates) rear ells,  
side ell with brick chimney  
Condition good

Moved no Date n/a

Acreage less than one acre

Setting Secondary small street behind Town  
Hall and abutting parking lot on north and  
south side. Among late 19th century civic  
and mid 19th century residential buildings.

Recorded by Gretchen G. Schuler

Organization Acton Historical Commission

Date March 1990



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: ACTON	Form No: B-120
Property Name: 17 Woodbury Lane	

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL DESCRIPTION - 17 WOODBURY LANE

The proportions of the wide gable front dwelling with large roof expanse on a granite foundation are reminiscent of an early Cape Cod dwelling; however, the historical evidence does not substantiate the existence of this 1 1/2 story, 5-bay cottage much before 1860. Built on a granite block foundation the building is clad in clapboards and has a brown asphalt shingle roof that is a good representation of wood shingles. There is a late 20th century 2-story side ell with a large tapered exterior brick chimney facing Woodbury Lane. The gable front entrance door is not centrally located; however, it is a replacement door with a plain surround and a slightly pedimented lintel and may have been moved off center at some time in the past. The windows have 6/9 sash with shutters. Frames are plain as is other trim such as the narrow corner boards, the narrow cornice with little overhang and the short returns. The chimney is located near the front of the gable facade at the ridge.

The 2-story side ell has a projecting pavilion in the corner of the L-plan in which there is a multi-light octagonal window. Sash are 12/12 with shutters. On the north side the large granite block foundation is well viewed. There is one 6/9 sashed window with shutters. A small 1-story rear ell on a parged foundation and with a 6/6 window with shutters is partially visible on the north side. On the south side, from the Town Hall parking lot, the gable end of the ell displays multi-light oriel with 4/4 on sides. There are two 12/12 second story windows with shutters. Rear ells are partially visible with 1-story greenhouse windows and skylights.

HISTORICAL SIGNIFICANCE - 17 WOODBURY (continued)

Named for the Rev. James Woodbury (1803-1861), first minister of the Evangelical Church from 1832 to 1852, the short dead end road was formerly known as Monument Street for the Davis Monument which was at the head of the short road. In the early 1900s it was known as Tuttle Avenue before becoming Woodbury Avenue after the Rev. Woodbury who lived at the north end of the road and was instrumental in having the Davis Monument built on the Common.

From 1870 the house was occupied by Asa Parlin, descendant of one of the early settlers. Parlin is listed in the 1883 Directory as a merchant. In the early 1900s Asaph Parlin lived here (then known as Tuttle Road). He worked as a caretaker at the Woodlawn Cemetery.

Staple to Inventory form at bottom



